





Welcome to Top Pasture House — a home where craftsmanship meets comfort, where everyday life feels like a quiet luxury retreat. Designed and built just seven years ago as a self-build, this property is the result of vision, passion, and a commitment to creating something truly special. Every element has been thoughtfully chosen, not just for beauty, but for how it enhances the way you live.

From the moment you enter through the electric gates, there's a calm, considered elegance that sets this home apart — an effortless sense of space, privacy, and style. The sweeping gravel driveway curves gently between mature planting and soft lawns, with space for up to 20 vehicles. Whether you're hosting a garden party, welcoming extended family, or simply enjoying the luxury of space, it always feels calm, composed, and beautifully generous.





AN IMPRESSIVE FIRST IMPRESSION

The home sits slightly elevated, offering open views and a quiet sense of seclusion, while remaining just a short stroll from the heart of the village. For peace of mind, there are remote access gates with a camera.

Step through the front door and you're greeted with warmth and scale. Rich porcelain flooring and underfloor heating cocoon you in comfort, with a picture window ahead that draws your gaze straight through to the gardens and countryside beyond. The wide, beautifully crafted oak and glass staircase rises gently, anchoring the centre of the home, while the natural flow of the layout invites you into each space — from the welcoming family rooms to the more indulgent spaces made for entertaining and relaxation.





THE HEART OF THE HOME

The kitchen at Top Pasture House is a true centrepiece — handmade cabinetry in deep, sophisticated tones, paired with smooth quartz worktops that reflect the morning light. The island is expansive and welcoming, with every detail considered; wine fridge, sink, integrated dishwasher and boiling water tap — all beautifully arranged around a central space made for gathering.





With Bosch double ovens and a gas hob, the space is as functional as it is elegant. And beneath the tiled floor, more underfloor heating ensures it stays warm and welcoming year-round. Behind the scenes, the home works just as beautifully. A galley-style utility room offers generous storage and workspace, all discreetly positioned beside the kitchen.





KITCHEN & DINING

The dining area flows seamlessly from the kitchen, framed by expansive bi-fold doors that open wide onto the garden, blurring the boundary between indoors and out. Bathed in natural light by day and softly illuminated by evening, it's a space made for celebration — for long Sunday lunches, family birthdays, and impromptu dinners that stretch effortlessly into the night.





A HOME DESIGNED FOR LIVING



Just off the kitchen is a relaxed, informal seating area — filled with light and connected to the outdoors through more bi-fold doors. It's the kind of space that grounds you — perfect for winding down after dinner, curling up with a film, or simply enjoying the stillness of the garden.





AN IMPRESSIVE FIRST IMPRESSION

Back through the hallway, the formal lounge offers something different — a calm, elegant space with hardwood herringbone flooring, a feature Gazco fire with limestone surround and beautifully balanced light from both the front and rear of the home. Whether you're hosting or seeking a moment of quiet, it's a space that adapts to the rhythm of life.

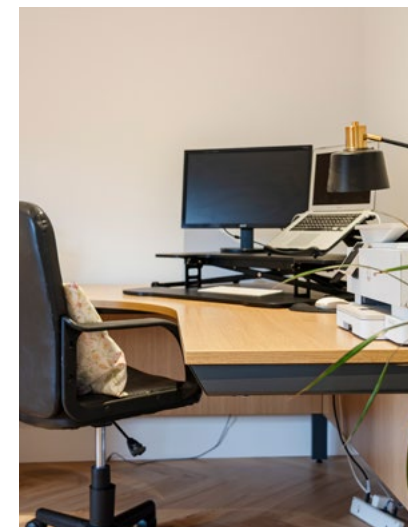
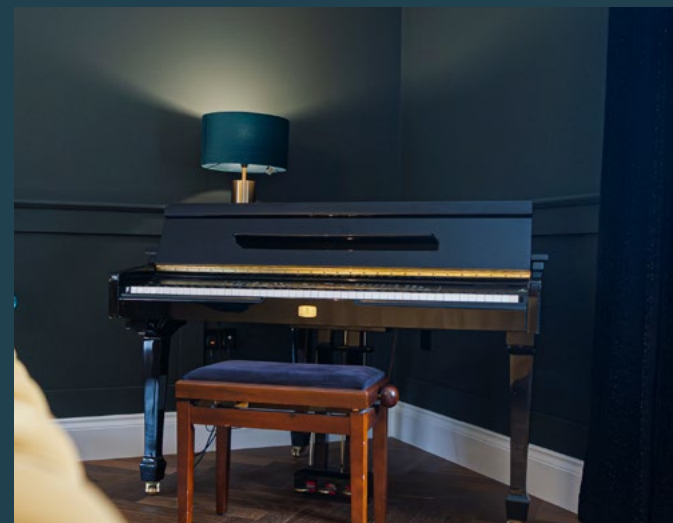




SPACE TO FOCUS

The lounge is elegantly framed with wall panelling, adding depth and character to this refined space. French doors open out to the patio, creating a natural flow between indoors and out, perfect for relaxed entertaining or quiet morning coffee.

The dedicated study is light, peaceful, and positioned for privacy, perfect for focused work or quiet moments away from the flow of daily life. Thoughtfully placed nearby, a downstairs WC adds convenience to this part of the home, ensuring comfort without interruption.





A HAVEN FOR ENTERTAINMENT



Whether working from home or hosting the party of the year, this house rises to every occasion. The entertainment lounge is a grown-up space designed for fun, complete with a sleek bar, full-size pool table, and patio doors that open to both the front and rear gardens.





UPSTAIRS A WORLD OF CALM

Upstairs, the sense of calm continues. The landing is wide and light, gently leading you into five generous bedrooms — each with its own atmosphere, its own charm.

The principal suite is a space of calm indulgence, where considered design meets everyday luxury. Patio doors open onto a Juliette balcony, allowing the morning light and fresh garden air to pour in, creating a gentle, almost effortless connection with the outdoors.





LIGHT, LUXURY & LASTING CALM

Inside, the bedroom is spacious and softly styled, offering a quiet retreat from the rhythm of the day. A beautifully fitted handbuilt dressing room provides tailored storage with a refined finish. The spa-like en-suite features a freestanding bath, rainfall shower, soft natural tiles, underfloor heating and ambient lighting, creating a space that feels deeply restorative.





ROOM FOR EVERYONE

The four additional bedrooms are all beautifully appointed, each offering their own character and comfort. Bedroom Two is a bright and airy double, with views overlooking the garden, making it an inviting space throughout the day.

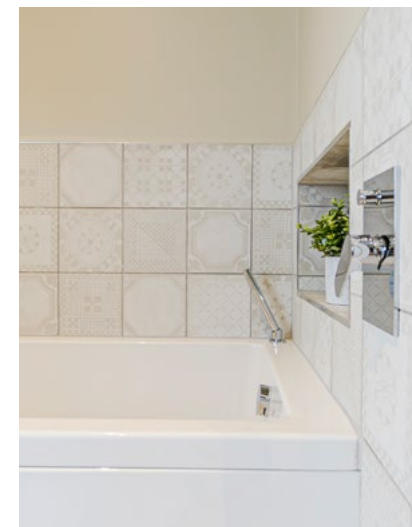
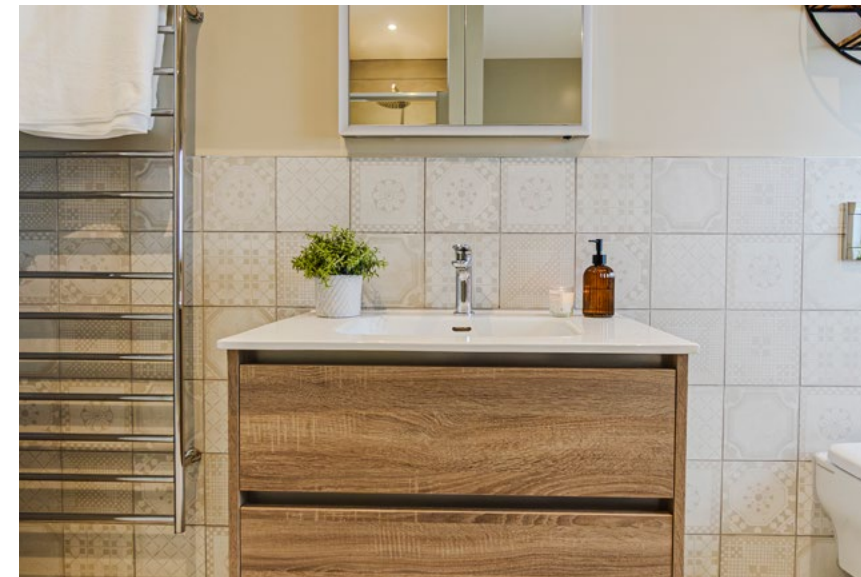
Bedroom Three enjoys a dual aspect, allowing natural light to pour in from two sides, creating a wonderful sense of openness. Bedroom Four has views over the swimming pool — a daily reminder of the lifestyle this home offers.





BEDROOM BLISS

Bedroom Five, slightly set apart, offers its own en-suite and built-in storage — ideal for guests or a teen wanting more independence. A central family bathroom echoes the home's spa-like aesthetic — oversized bath, walk-in shower, natural tones, and warm floors beneath your feet.





YOUR OWN PRIVATE RETREAT

Just off the side hallway, a spiral staircase leads to a self-contained guest suite. It's quiet, full of light, and ideal for visiting family, older children, or even live-in help. There's even space for a kitchenette — offering complete independence.





A GARDEN THAT INVITES YOU TO STAY

Step outside, and the connection between home and garden becomes beautifully clear. The patio is generous, edged in cedar cladding and ambient lighting, and home to a fully equipped outdoor kitchen. Summer evenings here feel endless — laughter, warmth, the scent of herbs in the air.

Featuring a hot tub is solar-heated and perfectly positioned for privacy. Beyond that, the garden opens into sweeping lawns, ornamental beds, and a productive kitchen garden just outside the back door.





YOUR OWN PRIVATE RETREAT

To the rear, the orchard is a seasonal delight — apples, pears, cherries and soft fruit — a gentle reminder of nature's rhythm and the joy of homegrown abundance. And then there's the pool. Heated by an air source heat pump, surrounded by Iroko hard wood decking and soft grasses, it feels like your own private holiday, every day. A dedicated changing room and complete privacy make it as functional as it is indulgent.



A THOUGHTFUL FUTURE-READY HOME

The double garage includes an EV charger, ample storage, and a staircase up to a large, versatile space — currently used as a gym but easily transformed into a home office, studio, or guest room. With 16 solar panels and battery storage powering much of the home, efficiency and sustainability are seamlessly woven into everyday living.



OUT & ABOUT

North Wheatley is a charming village with a strong community spirit and a calm, countryside feel. At its heart lies a communal hub with a cricket pitch, tennis courts, bowls club, and playing fields around the village hall. The local shop is friendly and well-stocked, a lovely cafe features homemade produce and also hosts pop-up events, food trucks, and seasonal socials keep the village lively. A microbrewery is also planned.

The highly regarded primary school, previously rated Outstanding, attracts families from near and far. For secondary education, the village is now within catchment for The Elizabethan Academy and Queen Elizabeth's Grammar School in Gainsborough.

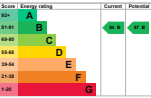
With open fields, community events, garden views, and easy links to Retford, Gainsborough, and the A1, North Wheatley offers rural charm with excellent connectivity.



Ground Floor



First Floor



FLOOR PLAN

Approximate Gross
Internal Area = 430.2 sq m / 4631 sq ft
Illustration For identification Purposes Only.
Measurements Are Approximate. Not To Scale.

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